

DISTINCTIVE
HOMES
by



Firs Road
Edwalton, NG12 4BY

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FHP Living are thrilled to offer to the market this immaculately presented four bedroom detached home on one of Edwalton's most popular roads. This property has been finished to very high standards throughout whilst offering generous accommodation and a large North West facing rear garden.





- Large detached home
- Four large bedrooms
- Master bedroom with dressing room and en-suite
- Hi-Spec throughout
- Off street parking
- Beautifully landscaped exterior
- Sought-after location

A stunning four bedroom detached property on one of Edwalton's most popular roads. This is a fine example of a high quality family home with a large rear garden, great transport links and off street parking.

This home is sure to prove a popular addition to the incredibly buoyant market and will certainly provide a fantastic home for any potential purchaser.

Accessed via Firs Road, the property has a large front drive way, suitable for multiple cars and providing access to the integral garage and the front door of the property.





Stepping into the front of the property, you immediately enter the ground floor entrance hall, a bright space that allows access to the large wooden staircase to the first floor, the ground floor play room, sitting room, WC and large open plan kitchen living area.

The kitchen area is a large and beautifully decorated room with large bifold doors leading to its stunning garden. The kitchen is all fully fitted with high end appliances, beautiful wooden flooring and sleek handleless soft close units throughout. With its tall sloping ceilings, large doors facing across the North West facing garden, this is a lovely light and spacious room, perfect for entertaining both family and friends.

Accessed via the kitchen, you have a separate utility room and an additional snug tucked away from the remainder of the house, something that lends itself perfectly to a home office space.

Proceeding to the first floor of the property, you shall find access to all four of the spacious bedrooms. The master bedroom and bedroom two both have stunning en-suite bathrooms, with the master also benefitting from an integral dressing room. The remainder of the bedrooms are serviced via the main family bathroom and its four piece suite.

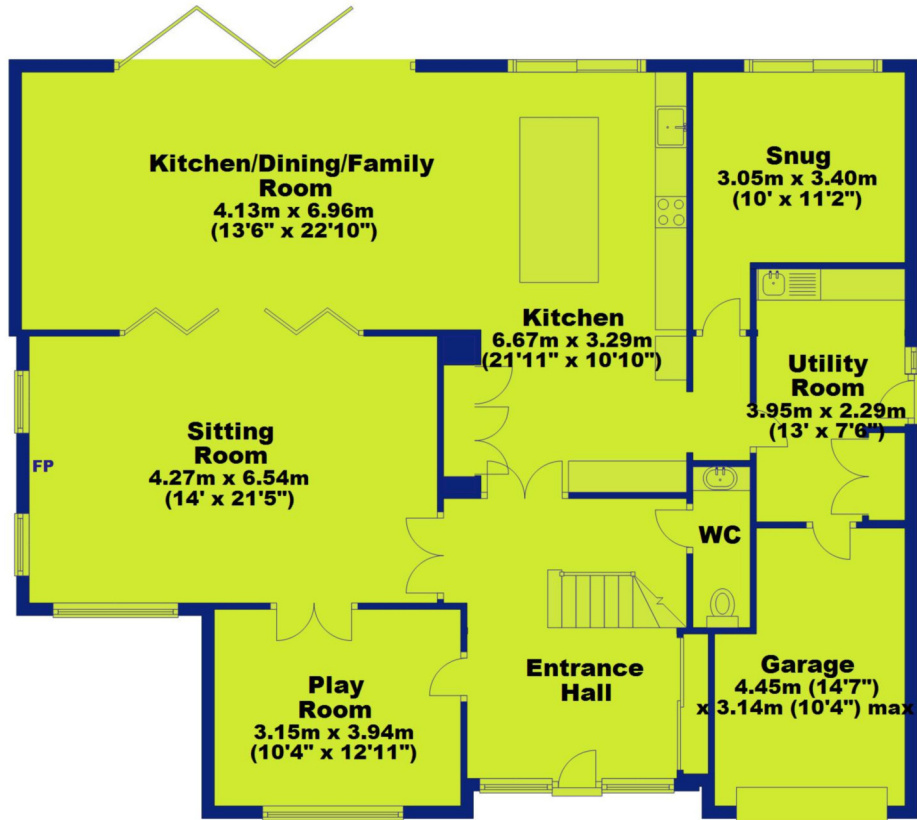
Continuing to the exterior of the property, you shall find a large rear garden with a combination of both a paved area directly to the front of the property along with a lush lawned area past this. The grounds have been beautifully maintained and benefit from the afternoon sun due to its North West facing orientation, leading to a beautifully bright garden and household.





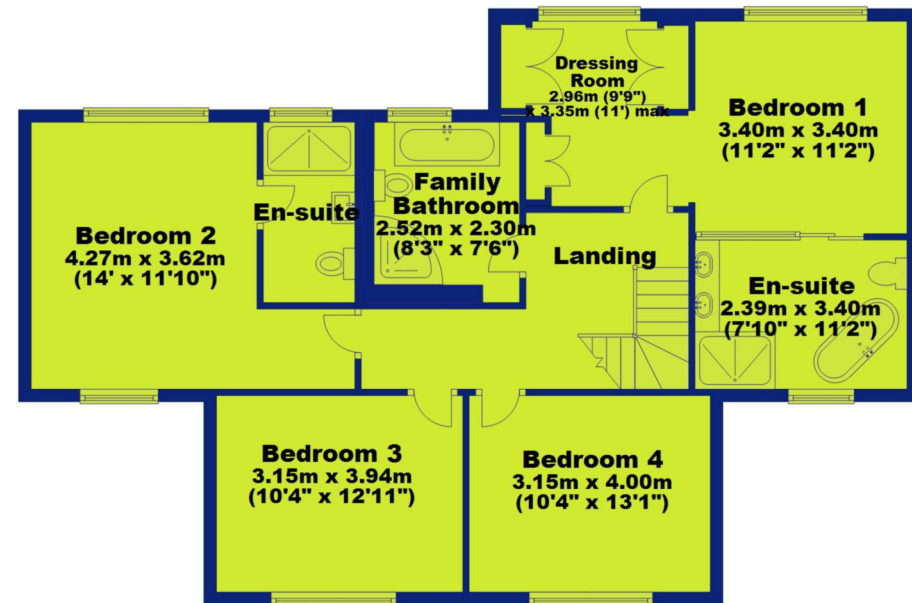
Ground Floor

Approx. 152.3 sq. metres (1639.6 sq. feet)



First Floor

Approx. 97.1 sq. metres (1045.7 sq. feet)



Total area: approx. 249.5 sq. metres (2685.3 sq. feet)



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Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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